



Client

LBA Realty

Situation

LBA Realty partnered with a prominent undisclosed local Miami developer to acquire 17 acres to build 266,000 sf of industrial rear-loaded, class A, speculative industrial facility with on site trailer parking and storage. The building has 55 loading bays with 36' clear height to joists. Envelope of the building is tilt-up concrete build to hurricane resistance requirements up to 175 MPH ultimate wind speeds. The site was previously used as an unpaved vehicular storage lot and had been filled with construction debris on a portion of the property with the balance remaining as a low-lying retention area. Contaminated soils from past dumping was present and soil management plans were developed and implemented to address the contamination issues present

Process

StarCap Group personnel, under previous employment, provided the client will full oversight of the site re-development and construction of the facility. In order to meet current market demands, the building initially designed for 32' clear height warehouse was revised soon after sitework began to be a 36' clear height structure..

Results

The change in building height was executed with no impact to the overall schedule and helped secure a full building tenant prior to the completion of the shell building construction